



BLENHEIM



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Welcome to Blenheim, the pinnacle of living within the Colombo community.

Proudly developed by 360 Property Developers and Belfry Developers, Blenheim elevates the standard of living and situates itself as a hallmark luxury residence.

Located within close proximity to Viharamahadevi Park and world renowned Gangaramaya temple, Blenheim offers an exclusive collection of twenty-four, three bedroom residences with flexible layouts to cater to the individual.

Blenheim creates a lifestyle that inspires the best of living with walking distance access to Colombo's esteemed educational institutions, popular shopping malls and gourmet restaurants.

Enjoy the best of Colombo



STATEMENT OF LIVING

Elevate your standard of living and get the most out of life with Blenheim. This iconic building is well positioned in prominent Colombo-02, offering stunning views of Beira Lake and the city of Colombo. It provides the complete lifestyle, inclusive of communal amenity spaces: roof-top garden, clubhouse, gymnasium and swimming pool. It also offers luxurious imported fittings and fixtures, with each apartment designed according to energy efficient innovations. Blenheim is a mainstay of luxury residence for the Colombo region.



STYLE, SUSTAINABILITY & PEACE OF MIND

Blenheim combines enduring design and modern elegance for timeless appeal and ingrained value. Featuring a soft colour palette inspired by nature, the exterior of the building is as beautiful as it is environmentally sustainable. Reducing your everyday carbon footprint, each residence is fitted with low-energy light fittings, double glazed windows, natural ventilation and water saving dual-flush water closets.

The interiors of the residences have been designed with owner occupiers in mind, allowing you to enjoy the finest quality fittings, including Italian contemporary kitchens and stone worktops, European stainless-steel appliances, thermostatically controlled showers and imported porcelain tiles. Each interior is doused in natural light to give the residences a sense of tranquillity and calm, creating a space you are proud to call home.

PERFECT LOCATION



Colombo is the gateway to Sri-Lanka and Colombo-02 is the heart of the city, with a population of over 700,000 people. Blenheim is situated within the entertainment precinct of Colombo-02, offering eclectic restaurants, arcades and lively shopping malls. The opportunities for experience are endless.

Your new home allows you to be a part of the Colombo community with direct access to the city's highest quality educational institutions, recreational facilities, sporting clubs, parks and beaches.

It's all right on your doorstep at Blenheim!



APARTMENT INTERIOR

The twenty-four luxury private residences are positioned to optimise natural light and the best weather Colombo has to offer. Air conditioning and ceiling fans for ventilation ensure your home is always at a comfortable temperature.



KITCHEN

A purposeful floorplan promotes effortless living for you and your loved ones. The space has been masterfully planned to offer spacious living, and dining areas and entertainers' kitchen. Innovative Italian kitchenware and stunningly durable quartz worktops are as much a feature as they are functional.

Throughout the kitchen, you will find touches of luxury that elevate your standard of living, such as soft-closing doors, drawers and integrated appliances.



TV and entertainment provision in the living area and master bedroom, as well as Fibre to the Home (FTTH) solutions for telephone, broadband and IP TV allow you to always be connected.

Accented with a colour palette inspired by nature to offer a tranquil place to rest and relax from the vibrant city, Blenheim offers a benchmark in modern contemporary living.





BATHROOMS

The bathrooms are your space to relax and rejuvenate, and no attention to detail has been spared.

The generous sized bathrooms offer imported fittings and sanitary ware, offering the ultimate experience in cleansing and hygiene.

Wall hung vanities with soft closing drawers and floor to ceiling imported porcelain tiles complete the space.



WINDOWS AND DOORS

Privacy is ensured with double glazed windows and solid wooden doors. All windows and sliding doors are powder coated to ensure a durable finish is achieved.



FLOORING

With a myriad of flooring options available upon request Blenheim offers imported porcelain tiles as a standard luxury in all twenty-four of the residences.

EXTERNAL WALLS

All external walls are made with bricks and coated with weather shield emulsion paint.

INTERNAL WALLS

All internal walls are made with bricks and skim coated with emulsion paint.



CEILING

Skim coated soffit with emulsion paint



FOUNDATION & SUPERSTRUCTURE

Reinforced concrete raft foundation with concrete grid superstructure.

ELEVATOR

Two luxury high speed elevators.

PARKING

Each of the twenty-four luxury residences within the development will have an allocated car parking space either on Ground Floor or First Floor.

Each allocated parking space will have an individually metered electric supply point to facilitate the charging of fully electric or plug-in hybrid vehicles to promote sustainable thinking.

ROOFTOP

The iconic Blenheim roof top offers extraordinary 360° panoramic views of Colombo City and the treasures of Sri Lanka.

The elegantly designed swimming pool, gymnasium, clubhouse and the landscaped rooftop garden are there to be enjoyed by both you and your guests, allowing you to live the lifestyle that you have always envisaged.



COMMON FEATURES GROUND & FIRST FLOOR

- Security guard with 24hrs CCTV monitoring system
- Visitor's waiting area
- Visitor's WC
- Driver's shower room and WC
- Garbage collection room
- Lightning arrester system
- Lockable letter box for each apartment
- Property management office



WATER SUPPLY

- Water supply from mainline
- Individually metered

ELECTRICITY

- 3 Phase national grid electricity supply
- Low noise standby generator

FIRE DETECTION AND PROTECTION

Safety is paramount at Blenheim. Smoke alarms are installed in each of the residences, as well as wet risers and fire extinguishers on each floor, and a full fire safety system endorsed and certified by the Colombo fire department.



Project Consultants & Construction Partner

Rajitha De Silva Associates | Chartered Architects & Consulting Engineers

D T Rajasekaran | Chartered Structural Engineer

Rohitha Senanayake | Electrical Engineer

Contractor:

Winmo (Pvt) Ltd | Web : www.winmo.lk

Official Partner for Air Conditioners & Home Appliances:

Softlogic Retail Pvt Ltd | Web : www.softlogic.lk

FLOOR PLAN FRONT TOWER

Unit A

**3 bed room residence spanning
1345 square feet (125 square metres)**

- Living and dining
- Kitchen
- Master Bedroom with ensuite
- Bedrooms with common bathroom
- Maid's room & bathroom
- Separate service entrance



Unit B

**3 bed room residence with
1172 square feet (109 square metres)**

- Living and dining
- Kitchen
- Master Bedroom with ensuite
- Bedrooms with common bathroom
- Maid's room & bathroom
- Separate service entrance





FLOOR PLAN REAR TOWER

Unit C

**3 bed room residence with
1119 square feet (104 square metres)**

- Living and dining
- Kitchen
- Master Bedroom with ensuite
- Bedrooms with common bathroom
- Maid's bathroom
- Separate service entrance



Unit D

**3 bed room residence with
1269 square feet (118 square metres)**

- Living and dining
- Kitchen
- Master Bedroom with ensuite
- Bedrooms with common bathroom
- Maid's room & bathroom
- Separate service entrance



BLENHEIM

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Developed by

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